## Contents

<table>
<thead>
<tr>
<th>Title</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hobe Grove DRI Status Report – July 2013</td>
<td>1</td>
</tr>
<tr>
<td>Letter dated June 24, 2013 from Allison D. Megrath, AICP, American Planning Association, Florida Chapter selecting the FDOT TOD Guidebook for an APA Florida Award of Merit in the Best Practices category</td>
<td>4</td>
</tr>
<tr>
<td>June 28, 2013 news release from Florida Chamber Foundation – <em>Florida’s Regional Planning Councils Become Fifth Statewide Organization to Receive Six Pillars Community Status</em></td>
<td>7</td>
</tr>
<tr>
<td>Florida Regional Councils Association - Monthly Accomplishments: May, 2013</td>
<td>9</td>
</tr>
<tr>
<td>Florida Regional Councils Association - Monthly Accomplishments: June, 2013</td>
<td>12</td>
</tr>
</tbody>
</table>
PROJECT NAME: Hobe Grove

APPLICANT: Becker B-14 Grove, Ltd.

JURISDICTION: Martin County

SIZE: 2,823 acres

LOCATION: Adjacent to the west side of the Florida Turnpike south of Bridge Road (CR 708)

POPULATION: 9,604

EMPLOYMENT: 10,500

USES: Residential 4,300 DU
Town Center 650,000 SF
Mixed Use Research, Office, Education 3,900,000 SF
Hotel 180 Rooms

STATUS: Preapplication meeting held on February 16, 2011.
Application for Development Approval submitted on May 27, 2011 and found insufficient on June 24, 2011.
Submittal of the sufficiency response was received on August 19, 2011 and found insufficient on September 15, 2011.
Letter dated January 5, 2012 from the applicant requesting a time extension to submit a response to questions contained in Council’s Determination of Informational Sufficiency dated September 15, 2011.
Letter sent to the applicant on January 10, 2012 agreeing to extend the time for response to December 1, 2012.
Letter dated November 6, 2012 from the applicant requesting a time extension to submit a response to questions contained in Council’s Determination of Informational Sufficiency dated September 15, 2011.
Letter sent to the applicant on November 26, 2012 agreeing to extend the time for response to June 1, 2013.
The Application for Development Approval submitted on May 27, 2011 is considered withdrawn pursuant to Section 380.06(10)(b). See attached letter sent to the applicant dated July 3, 2013.

BUILDOUT DATE: 2031
July 3, 2013

Mr. Robert Asselbergs, President
Midbrook 1st Realty Corp.
e/o Coventry Development Corporation
1041 Third Avenue
New York, NY 10065

Subject: Hobe Grove Development of Regional Impact

Dear Mr. Asselbergs:

Council has determined it is in the best interest of all parties to consider the Hobe Grove Development of Regional Impact application withdrawn pursuant to Section 380.06 (10)(b), and issue you a refund for the unused portion of your initial deposit. The reason for considering the application withdrawn is that a response to questions contained in Council’s Determination of Informational Sufficiency was not provided by the agreed upon date of June 1, 2013. Martin County also withdrew this project because the resubmittal of Hobe Grove PUD Master Plan and Zoning application was not submitted by the deadline of May 1, 2013 (see attached letter).

It is worth noting that many conditions related to the project application have changed since the initial preapplication meeting on February 22, 2011. It is likely those conditions will continue to change and this may affect the project design as well as the issues, assumptions, and methodologies identified by the review agencies at the preapplication meeting. At this point, Council and the other review agencies should be given another opportunity to reevaluate the issues relevant to the project prior to the application being prepared and submitted.

Enclosed, please find a check for $16,859.99, which is the remaining unused balance. Council looks forward to working with you if you choose to reenter the process. If you have any questions, please call.

Sincerely,

Michael J. Busha, AICP
Executive Director

MJB:Jg

Enclosures

cc: Peter O’Bryan, Chair
    Warren W. Wilson, Applicant
    Nicki van Verno, Martin County
    Hobe Grove Interested Parties

“Regionalism One Neighborhood At A Time”- Est.1976
421 SW Camden Avenue - Stuart, Florida 34994
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

PROJECT NULL and VOID LETTER
(PUD Master Site Plan & Zoning Agreement)

May 22, 2013

Telephone: 772-288-5495
Fax: 772-288-5764

Gunster Yoakley & Stewart
Attn: Robert Raynes, Esq.
800 SE Monterey Commons Blvd., Suite 200
Stuart, FL 34996

Project number: H130-003
Application: D008 201100177
Project name: HOBE GROVE PUD MASTER AND ZONING: Untimely Submittal

Dear Mr. Raynes,

I regret to inform you that in accordance with Section 10.2.D.2.e, of the Land Development Regulations (LDR) the resubmittal for this project was not submitted by the deadline date of May 1, 2013 and therefore, is considered null and void.

Please beware that in order that in order for you to move forward with this project, you must start the Development Review process over by submitting a new application including fees.

Any person adversely affected by this decision may file an appeal with the County Administrator pursuant to Section 10.10, Land Development Regulations, Martin County Code. If you have any questions, please feel free to contact me at any time.

Sincerely,

Nicki van Vonne
AICP
Growth Management Director

cc:
Becker B-14 Grove LTD – Rick Melchior
3150 Cardinal Drive, Vero Beach, FL 32963
Harry King, Principal Planner
June 24, 2013

Michael J. Busha, AICP, Executive Director
Treasure Coast Regional Planning Council
421 SW Camden Ave.
Stuart, FL 34994

RE: 2013 APA Florida Project Awards

Dear Mr. Busha,

On behalf of the APA Florida Executive Committee and this year’s Awards Committee, it gives me great pleasure to inform you that the FDOT TOD Guidebook has been selected for an APA Florida Award of Merit in the Best Practices category. Congratulations! The Awards Committee, which met in mid-June, after much deliberation and review, found your nomination worthy of this award.

I would like to cordially invite you to attend the Annual State Conference to be held at the Rosen Centre in Orlando, September 10 – 13, 2013 to accept this award. At the Awards Ceremony, which will be held at the end of the Plenary Session on Wednesday, September 11, 2013 at approximately 9:00 a.m., this nomination will be recognized for its accomplishment as an Award Winner. You will be able to bring as many people as you wish to the ceremony, however, please limit the number accepting the award to 2 people. There will be an opportunity for everyone involved to have pictures taken afterward. Please advise Alex Magee, APA Florida Executive Director, as to who will accept the award in person by August 16th. You may call her at (850) 201-3272 or email her at fapa@floridaPlanning.org, whichever you prefer.

If you haven’t already done so for this project, we would encourage you to work with your local Section to submit your nomination to APA National for consideration of a national award. You can obtain the information on a national award submittal from APA’s website at www.planning.org. The Chapter will support you with your submittal by providing a letter of recommendation. Please let me know how we can further assist you in this process.
While the award winners will be announced at the Awards Ceremony at the Annual Conference, you are encouraged to share your good news with your friends and colleagues in your newsletters and local newspapers. Again, congratulations on your Award and I look forward to congratulating you personally at the Awards Ceremony.

Sincerely,

Allison D. Megrath, AICP
Chair, 2013 Awards Committee
APA Florida
American Planning Association
Interact – 06.26.13

*Koontz v. St. Johns River Water Management District*
Supreme Court Expands Takings Test

'Nexus' and 'Rough Proportionality' Tests Apply to Permit Denials, Demands for Cash Payments

In a 5-4 decision in *Koontz v. St. Johns River Water Management District*, the U.S. Supreme Court has both clarified and expanded application of the *Nollan* "essential nexus" and *Dolan* "rough proportionality" takings tests despite a dispute as to the very facts of the case.

Coy A. Koontz wanted to develop 3.7 acres of his property, and 3.4 of the acres were protected wetlands. The district offered a list of possible mitigation measures and solicited additional mitigation suggestions from the landowner. Koontz rejected the proposed mitigation measures and did not suggest any alternative measures, so the district denied his request.

All nine justices agreed that the *Nollan* and *Dolan* tests apply even where an applicant has refused a proposed permit condition and the permit was therefore never issued (and nothing "taken"), reasoning that where the condition, if accepted, would result in a taking without just compensation, the applicant’s Fifth Amendment rights have been burdened.

The majority also extended the tests to demands for cash payments over the arguments of the dissent that "[b]y applying *Nollan* and *Dolan* to permit conditions requiring monetary payments — with no express limitation except as to taxes — the majority extends the Takings Clause, with its notoriously 'difficult' and 'perplexing' standards, into the very heart of local land-use regulation and service delivery ... all now must meet *Nollan* and *Dolan*’s nexus and proportionality tests. The Federal Constitution thus will decide whether one town is overcharging for sewage, or another is setting the price to sell liquor too high."

Under an earlier Supreme Court ruling, cash payments cannot be the subject of takings unless they are from a "specific interest," such as revenue generated from a particular parcel or a separate fund, but the *Koontz* Court held that a requirement to pay cash in connection with a permit application does "operate upon ... an identified property interest" by directing the owner of a particular piece of property to make a monetary payment."

Although the Court excluded such payments as property taxes from these tests, the dissent asks about other types of property-related fees not addressed in the opinion and suggests that, "[p]erhaps [the majority opinion’s] most striking feature is its refusal to say even a word about how to make the distinction that will now determine whether a given fee is subject to heightened scrutiny."

But the most fundamental disagreement among the justices is rooted in the facts of the case. The majority based their opinion on the assumption that the water district had unequivocally conditioned permit approval on compliance with one of two alternative mitigation options, one being reduction in the size of the proposed development and granting of a conservation easement over the remainder of the property and the second requiring a smaller easement together with hiring of contractors to perform improvements on off-site wetlands.

According to both the record and the dissenting opinion, "[t]he District never made any particular demand respecting an off-site project (or anything else)." And given that the water district now finds itself in a takings challenge despite having only begun mitigation discussions, the dissent states, "If every suggestion could become the subject of a lawsuit under *Nollan* and *Dolan*, the lawyer can give but one recommendation: Deny the permits, without giving Koontz any advice — even if he asks for guidance."
FOR IMMEDIATE RELEASE

Contact:  Juli Puckett, 850.521.1217

Florida’s Regional Planning Councils Become Fifth Statewide Organization to Receive Six Pillars Community Status
Securing Florida’s Future through Statewide Strategic Planning

TALLAHASSEE, FL (June 28, 2013) – Today, the Florida Chamber Foundation designated all 11 of Florida’s Regional Planning Council’s (RPCs) as Six Pillars™ Communities. The RPCs completed their Comprehensive Economic Development Strategies (CEDS) using the Foundation’s Six Pillars framework and will be the Foundation’s strategic partner in demonstrating the value of the Six Pillars across the state. Designated as federal economic development districts, the RPCs promote economic development throughout the state in partnership with local economic development organizations and the business community.

The CEDS plans are completed with a five-year horizon and are a requirement of the U.S. Economic Development Administration, elevating the Six Pillars from a statewide effort to the federal level. The Six Pillars offer a framework for local chambers of commerce, economic development organizations and other community leadership groups to facilitate long-term planning while focusing on short-term action. The RPCs join other statewide organizations such as the Florida Chamber of Commerce, Workforce Florida, Florida Association of Counties, VISIT FLORIDA and the Department of Economic Opportunity who are all utilizing the Six Pillars as a collaborative tool to move their efforts forward. The RPCs also join the counties of Jackson, Palm Beach and Broward whom have all adopted the Six Pillars as well.

“The RPCs fully understand that long-term strategic planning is fundamental for Florida’s economic success,” said Bentina Terry, Vice President at Gulf Power and Chair of the Florida Chamber Foundation. “Their designation as a Six Pillars Community signifies the value of the Six Pillars and aligning efforts with other communities across the state.”

As stewards of economic growth across Florida, the RPCs clearly understand that alignment with the business community will strengthen their economic development efforts and foster more opportunities for the entire state, including rural areas. The RPCs will play a strong role in the next phase of the Chamber Foundation’s Six Pillars Community program in their respective regions, impacting the entire state of Florida.

“The Foundation looks forward to working with the RPCs,” said Tony Carvajal, Executive Vice President of the Florida Chamber Foundation. “Every community and corner of the state now has a strong partner and friend working to ensure they grow and prosper.”

“I congratulate the RPCs on the becoming an official Six Pillars Community,” said Mark Wilson, President & CEO of the Florida Chamber. “Not only does this show the power of the Six Pillars at the state level, but the federal level will be able to see the good work taking place in Florida through the RPCs.”

###
The Florida Chamber Foundation is the business-led, solutions development and research organization working in partnership with state business leaders to secure Florida's future. The Foundation's "Six Pillars" serve as a visioning platform for developing the first-ever, long-term strategic plan for the state. The Foundation's work focuses on: 1) Talent Supply and Education, 2) Innovation and Economic Development, 3) Infrastructure and Growth Leadership, 4) Business Climate and Competitiveness, 5) Civic and Governance Systems, and 6) Quality of Life and Quality Places. Founded in 1968, the Foundation is a critical voice for improving the state’s pro-business climate to enable Florida to grow and prosper. For more information, visit www.FLFoundation.org.
MONTHLY ACCOMPLISHMENTS: May 2013

OUTREACH

- Registered as an exhibitor at the Florida Association of Counties Annual Conference and drafted two brochures for consideration as outreach materials.
- Began updating the FRCA Annual Report for release at the end of June.
- Submitted revisions to the regional planning council portion of the Florida League of Cities’ Grants and Technical Assistance Book, and will be participating in the League’s resource center at its Annual Conference in August.
- Submitted a letter on behalf of FRCA to the Florida Department of Economic Opportunity supporting redesignation of the North Central Florida Rural Area of Critical Economic Concern.

RESOURCE DEVELOPMENT/CAPACITY BUILDING

- Attended the SouthEast Regional Directors Institute (SERDI) training conference, which focused on building political capacity and engaging with local governments and state leadership, as well as the value of the SERDI regional council assessment program.
- Participated in Enterprise Florida, Inc.’s monthly conference call addressing the progress being made on a Community Competitiveness initiative, which will be piloted in Columbia County, and legislative outcomes supporting economic development.
- Participated in Enterprise Florida, Inc.’s Community Competitiveness Teleconference to hear a briefing specific to its new initiative, which is still under development: “Next Level: Raising the job creation capacity of Florida communities,” which will be a five step process for improving job creation competitiveness — 1) preparation; 2) product development; 3) promotion; 4) retention; and, 5) continuous improvement.
- Participated by teleconference in a meeting of the Florida Defense Support Task Force, which, in addition to the standing updates and reports, addressed how Florida Forever funding and funding from the Florida Department of Agriculture and Consumer Services’ Rural and Family Lands program may be used to purchase land for base buffering.
- Participated in a meeting of the Rural Economic Development Initiative that focused on pending updates to the REDI report, now due on November 1 of each year as part of the Florida Department of Economic Opportunity’s annual report (see HB 7007); development of a compendium of agency grants benefiting rural areas; and, the potential identification of additional catalyst sites.
Florida Regional Councils Association
Director of Intergovernmental Affairs
Monthly Accomplishments
May 2013

- Served as the regional planning council representative at a Safe Mobility for Life Coalition meeting in Pasco County, focused on statewide updates and initiatives, as well as the challenges facing older drivers in Pasco County.
- Attended a Sadowski Coalition meeting to discuss what might be done next year to avoid another sweep of the Sadowski trust fund dollars into general revenue, such as local outreach efforts to legislators that would include site visits to State Housing Initiatives Partnership funded projects in their communities.
- Although the Economic Development liaisons did not meet in May, began the process of collecting the data that must be reported to the Florida Department of Economic Opportunity, demonstrating regional planning council implementation of the State Strategic Plan for Economic Development, expected to be released in June.
- Participated in a biennial meeting of the Florida Department of Agriculture and Consumer Services’ Silviculture Best Management Practices Technical Advisory Committee, to hear updates on a variety of Best Management Practices programs, and authorize development of wildlife Best Management Practices targeted to silviculture activities.
- Along with Scott Koons (NCFRPC), Chair, Brian Teeple (NEFRC), Vice-Chair, and Pat Steed (CFRPC), participated in conference calls with Dr. Melanie Simmons, Florida Department of Management Services’ Resource Development for the Broadband Initiative, to continue exploring potential partnership opportunities.
- Served as the Florida Department of Economic Opportunity’s FRCA point of contact for the annual hurricane exercise.

LEGISLATIVE

- Participated in a legislative webinar hosted by 1000 Friends of Florida.
- Began developing a final legislative summary, which will be distributed in June.
- Developed and distributed talking points for the regional planning council Executive Directors to use in response to questions associated with the Governor’s veto of the councils’ appropriation.
- Participated in a FRCA post-session teleconference.

ADMINISTRATIVE

- Distributed notices of funding and grant opportunities pertaining to the U.S. Economic Development Administration, U.S. Department of Environmental Protection, and U.S. Department of Agriculture.
Coordinated with the Florida Association of Counties and Florida Chamber Foundation on arrangements for the ceremony recognizing the 11 regional planning councils for having completed updates to their Comprehensive Economic Development Strategies using the Foundation's Six Pillars as an organizing framework, which will be held in conjunction with the Florida Association of Counties Annual Conference at its closing breakfast on June 28 from 8:00 a.m. until 10:00 a.m.

- Updated the FRCA Website home page to include announcements pertaining to the Federal Brownfields Grant awarded to the Central Florida Regional Planning Council; completion of FRCA’s Interim Energy Assurance Study; and, completion of the Comprehensive Economic Development Strategies updates using the Florida Chamber’s Six Pillars as an organizing framework.
- Began preparations for the June Policy Board meeting.
- Negotiated the Florida News Service subscription renewal on behalf of the regional planning councils.
MONTHLY ACCOMPLISHMENTS: June 2013

OUTREACH

- Staffed the FRCA Exhibit Booth at the Florida Association of Counties Annual Conference, June 25-29, at the Marriott Waterside in Tampa.
- Created a FRCA outreach brochure for distribution at the Florida Association of Counties Annual Conference; for use at future conferences; and, as an educational item for meetings with partners and legislators.
- Continued drafting and editing the FRCA 2012-13 Annual Report.

RESOURCE DEVELOPMENT/CAPACITY BUILDING

- Prepared a PowerPoint presentation addressing visioning initiatives in Florida for the FRCA Policy Board meeting in June.
- Prepared a PowerPoint presentation providing an overview of FRCA, including its history, structure, purpose, staffing, budget, and value, for the FRCA Policy Board meeting in June and for use at future policy board meetings.
- Collected from each regional planning council and submitted to the Florida Department of Economic Opportunity the necessary data to support and demonstrate implementation of the Florida Strategic Plan for Economic Development, for the 2010-11 and 2011-12 Fiscal Years, and for the first three quarters of the 2012-13 Fiscal Year.
- On behalf of FRCA, Bruce Ballister, Apalachee Regional Planning Council, attended a meeting of the Rural Economic Development Initiative, which focused on pending updates to the REDI report, now due on November 1 of each year, as part of the Florida Department of Economic Opportunity’s annual report.
- Distributed a grant opportunity pertaining to the U.S. Department of Agriculture Rural Development.
- Meetings cancelled or postponed this month included Enterprise Florida, Inc.’s monthly teleconference; the Florida Defense Support Task Force; and, the State Agency Economic Development Liaisons.

LEGISLATIVE

- Continued developing a final legislative summary, which will be distributed in late June or early July.
Florida Regional Councils Association
Director of Intergovernmental Affairs
Monthly Accomplishments
June 2013

ADMINISTRATIVE

- Coordinated with the Florida Association of Counties and Florida Chamber Foundation on arrangements for the ceremony recognizing the 11 regional planning councils for having completed updates to their Comprehensive Economic Development Strategies using the Foundation’s Six Pillars as an organizing framework, which will be held in conjunction with the Florida Association of Counties Annual Conference at its closing breakfast on June 28.
- Updated the FRCA Website to post meeting agendas and a revised Policy Board membership list.
- Finalized arrangements for the June FRCA meetings, including meeting space; agenda development and guest speaker confirmation; executing hotel catering contracts; and, drafting summaries from the January 2012 FRCA Policy Board meetings and April business meeting.
- Began preparations for the August FRCA partners and business meetings.